

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-110852-LD

Project Name/Address: Bellevue Station / 1525 132nd Avenue NE

Planner: Faheem Darab

Phone Number: 425-452-2731

Minimum Comment Period: August 13, 2020

Materials included in this Notice:

\boxtimes	Blue Bulleti
\boxtimes	Checklist
	Vicinity Map
	□□Plans
	□ □ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecvolvef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



Annotated 07/16/20 Faheem Darab, Senior Planner

SEPA

Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

V	1.	Name of proposed project, if applicable	Administrative Design Review
V	2.	Name of applicant	
V	3.	Contact person	Phone
V	4.	Contact person address	
V	5.	Date this checklist was prepared	
V	6.	Agency requesting the checklist	

V	7.	Proposed timing or schedule (including phasing, if applicable)
√	8.	Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.
V	9.	List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.
✓	10.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
√	11.	List any government approvals or permits that will be needed for your proposal, if known.
		20-110852-LD Administrative Design Review

✓	12.	Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
~	13.	Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
		The property is located immediately west of 132nd Avenue NE and immediately south of Sound Transit's light rail (currently under construction) 130th Station
Ei	nvi	ronmental Elements
Ea	rth	
V	1.	General description of the site:
		□ Flat
		□ Rolling
		□ Hilly
		□ Steep Slopes
		☐ Mountainous ☐ Other
		□ Other
V	2.	What is the steepest slope on the site (approximate percent slope)?

4 3.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
√ 4.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
√ 5.	Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.
√ 6.	Could erosion occur as a result of clearing, construction or use? If so, generally describe.
√ 7.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

8.	Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
Air	
√ 1.	What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
V 2.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
√ 3.	Proposed measures to reduce or control emissions or other impacts to air, if any.
	Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet
	the requirements of the Revised Code of Washington 46.61.655 for covered loads.

Water

1.	Su	rface Water
V	a.	Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe
		type and provide names. If appropriate, state what stream or river it flows into.
✓	b.	Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
V	c.	Estimate the amount of fill and dredge material that would be placed in or removed
·		from surface water or wetlands and indicate the area of the site that would be affected.
		Indicate the source of the fill material.
V	d.	Will the proposal require surface water withdrawals or diversions? Give a general
•	۵.	description, purpose and approximate quantities, if known.
./	_	
▼	e.	Does the proposal lie within a 100-year floodplain?

y .	f	Does the proposal involve any discharges of waste materials to surface waters? If so,
•		describe the type of waste and anticipated volume of discharge.
2	Cro	und Mater
		und Water Will groundwater be withdrawn from a well for drinking water or other purposes? If so,
		give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general
		description, purpose, and approximate quantities if known.
		If so, it must be discharged to the stormwater or sanitary sewer systems in accordance with local and state regulations.
V		Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the
		number of animals or humans the system(s) are expected to serve.

	disposal, if any (include quantities, if known). Where will this water flow? Will this wat flow into other waters? If so, describe.
b.	Could waste materials enter ground or surface waters? If so, generally describe.
C.	Does the proposal alter or otherwise affect drainage patterns in the vicinity of the sit If so, describe.

Plants				
		neck the types of vegetation found on the site:		
		deciduous tree: alder, maple, aspen, other		
		evergreen tree: fir, cedar, pine, other		
		shrubs		
		grass		
		pasture		
		crop or grain		
		orchards, vineyards or other permanent crops		
		wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other		
		water plants: water lily eelgrass, milfoil, other		
		other types of vegetation		
V 2	. W	hat kind and amount of vegetation will be removed or altered?		
· -				
V 3	Ιi	st any threatened and endangered species known to be on or near the site.		
		stary threatened and chadingered species known to be on or near the site.		
V 4		oposed landscaping, use of native plants or other measures to preserve or enhance getation on the site, if any.		
		<u>- </u>		

V 5.	List all noxious weeds and invasive species known to be on or near the site.
Anim	als
	List any birds and other animals which have been observed on or near the site or are
•	known to be on or near the site. Examples include:
	Birds: □hawk, □heron, □eagle, □songbirds, □other
	Mammals: □deer, □bear, □elk, □beaver, □other
	Fish: □bass, □salmon, □trout, □herring, □shellfish, □other
/ 2.	List any threatened and endangered species known to be on or near the site.
V 3	Is the site part of a migration route? If so, explain.
, 3.	s the site part of a ring attentioned in so, explaining
./	
4.	Proposed measures to preserve or enhance wildlife, if any.

5.	List any invasive animal species known to be on or near the site.
_	
_	y and Natural Resources What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
2.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
3.	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Environmental Health

1.	fire	e there any environmental health hazards, including exposure to toxic chemicals, risk of and explosion, spill or hazardous waste, that could occur as a result of this proposal? If describe.
/	a.	Describe any known or possible contamination at the site from present or past uses.
V	b.	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
		See Phase I Environmental Site Assessment dated 2/16/2018 and Phase II Environmental Site Assessment dated 7/10/2018 in the project file.
✓	c.	Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

✓ d.	Describe special emergency services that might be required.
✓ e.	Proposed measures to reduce or control environmental health hazards, if any.
2. Noi	se
•	What types of noise exist in the area which may affect your project (for example: traffic,
	equipment, operation, other)?
✓ b	What types and levels of noise would be created by or associated with the project on a
	short-term or a long-term basis (for example: traffic, construction, operation, other)?
	Indicate what hours noise would come from the site.
✓ c.	Proposed measures to reduce or control noise impacts, if any.
Must co	nform to BCC 9.18, and specifically demolition and construction hours
would be	limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays
	M to 6 PM (non-holiday). Sounds emanating from construction sites are ed on Sundays and legal holidays.
Promone	a on Canadys and logal holladys.

Land and Shoreline Uses

1	What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
√ 2	Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?
•	a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?
√ 3	. Describe any structures on the site.

V 4.	Will any structures be demolished? If so, what?
/ 5.	What is the current zoning classification of the site?
6.	What is the current comprehensive plan designation of the site?
7.	If applicable, what is the current shoreline master program designation of the site?
√ 8.	Has any part of the site been classified as a critical area by the city or county? If so, specify.
√ 9.	Approximately how many people would reside or work in the completed project?
√ 10.	Approximately how many people would the completed project displace?
V 11.	Proposed measures to avoid or reduce displacement impacts, if any.
1 12	Proposed measures to ensure the proposal is compatible with existing and projected land
▼ 1∠,	uses and plans, if any.

sing Approximately how many units would be provided, if any? Indicate whether high, middl or low-income housing. Approximately how many units, if any, would be eliminated? Indicate whether high, mid or low-income housing. Proposed measures to reduce or control housing impacts, if any. Chetics What is the tallest height of any proposed structure(s), not including antennas; what is to principal exterior building material(s) proposed? What views in the immediate vicinity would be altered or obstructed?		Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.
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. What views in the immediate vicinity would be altered or obstructed?		principal exterior building material(s) proposed?
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3.	Proposed measures to reduce or control aesthetic impacts, if any
	and Glare What type of light or glare will the proposal produce? What time of day would it mainly occur?
2.	Could light or glare from the finished project be a safety hazard or interfere with views?
3.	What existing off-site sources of light or glare may affect your proposal?
4.	Proposed measures to reduce or control light and glare impacts, if any.
	ation What designated and informal recreational opportunities are in the immediate vicinity?
2.	Would the proposed project displace any existing recreational uses? If so, describe.
	1. 2. cree 1.

3	3.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Hist	or	ic and Cultural Preservation
1		Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.
2		Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
3		Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps GIS data, etc.

	Proposed measures to avoid, minimize or compensate for loss, changes to and distuto resources. Please include plans for the above and any permits that may be requir
-	portation Identify public streets and highways serving the site or affected geographic area and
	describe proposed access to the existing street system. Show on site plans, if any.
	Is the site or affected geographic area currently served by public transit? If so, gener describe. If not, what is the approximate distance to the nearest transit stop?
	How many additional parking spaces would the completed project or non-project prhave? How many would the project or proposal eliminate?
	Will the proposal require any new or improvements to existing roads, streets, pedes
	bicycle or state transportation facilities, not including driveways? If so, generally des
	(indicate whether public or private).

V	5.	Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
V	6.	How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
✓	7.	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
~	8.	Proposed measures to reduce or control transportation impacts, if any.

	protection, police protection, public transit, health care, schools, other)? If so, generally describe.
2.	Proposed measures to reduce or control direct impacts on public services, if any.
litie	
1.	Check the utilities currently available at the site:
	□ Electricity
	□ natural gas
	□ water
	□ refuse service
	□ telephone
	□ sanitary sewer
	□ septic system
	□ other
2.	Describe the utilities that are proposed for the project, the utility providing the service the general construction activities on the site or in the immediate vicinity which might be

✓ Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature	
Name of signee	
Position and Agency/Organization	
Date Submitted	



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

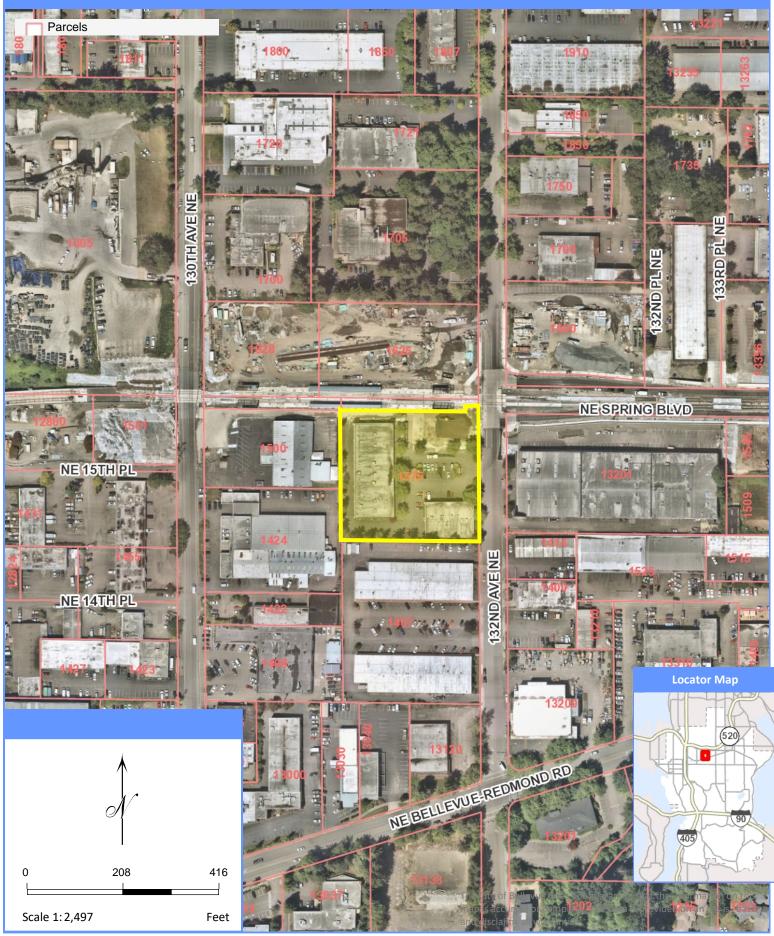
1.	How would the proposal be likely to increase discharge to water; emissions to air; production,
	storage, or release of toxic or hazardous substances; or production of noise?
	Indicate proposed measures to avoid or reduce such increases.
2.	How would the proposal be likely to affect plants, animals, fish or marine life?

ow would t	he proposal be	ikely to deplet	e energy or r	atural resou	rces?	
dicate pro	oosed measures	to protect or	conserve ene	rgy and natu	ral resource	?S.
esignated (ild and sce	he proposal be lor eligible or und nic rivers, threat odplains or prin	der study) for g	governmenta	protection;	such as parl	ks, wilder
esignated (ild and sce	or eligible or und nic rivers, threat	der study) for g	governmenta	protection;	such as parl	ks, wilder
esignated (ild and sce etlands, flo	or eligible or und nic rivers, threat	der study) for g ened or endar ne farmlands?	governmenta ngered specie	l protection; s s habitat, his	such as parl toric or cult	ks, wilder ural sites
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	Indicate proposed measures to avoid or reduce shoreline and land use impacts.
6.	How would the proposal be likely to increase demands on transportation or public services and utilities?
	Indicate proposed measures to reduce or respond to such demand(s).
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or
	requirements for the protection of the environment.

20-110852-LD Bellevue Station





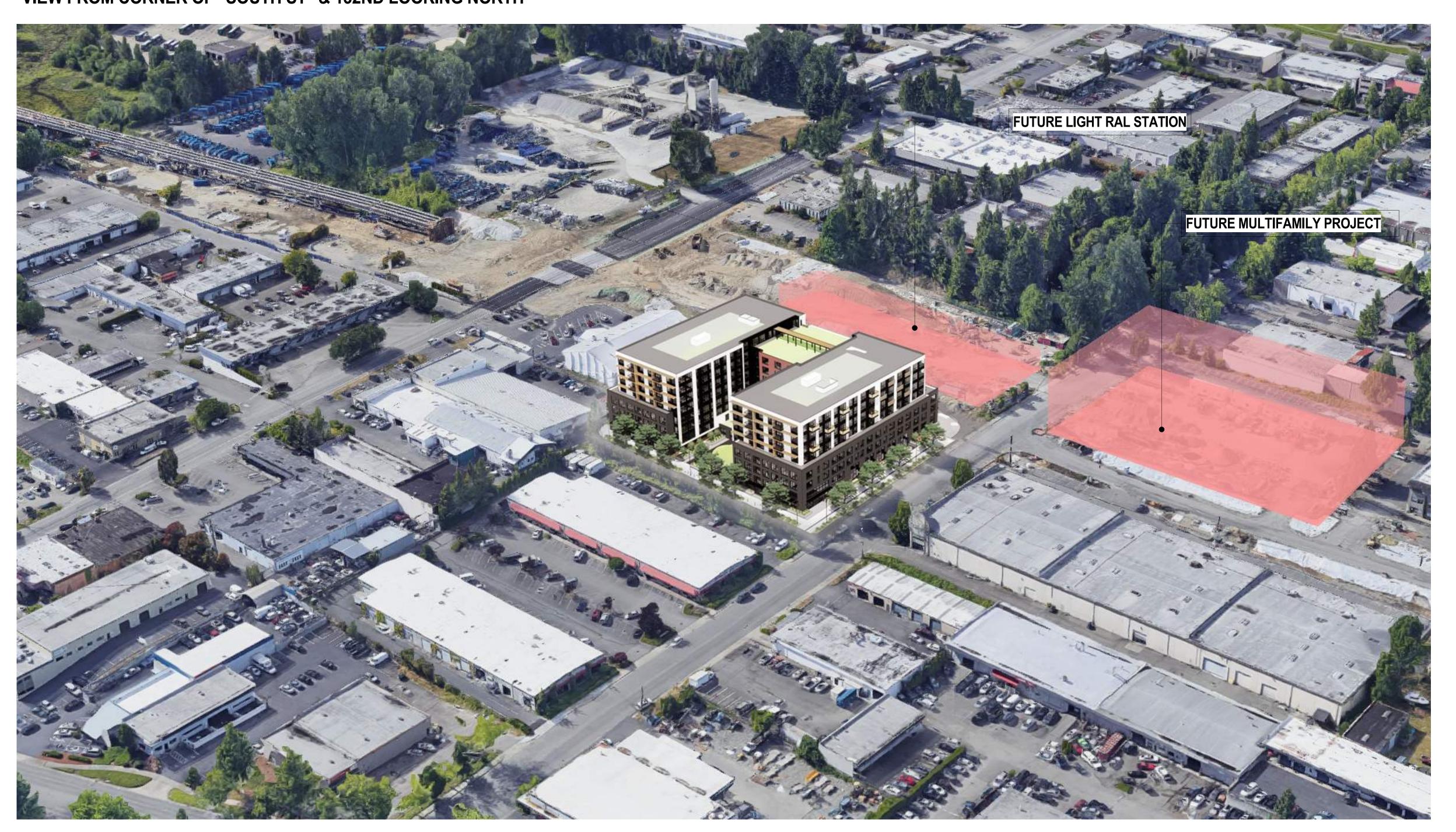
1402 Third Avenue, Suite 1000 Seattle, WA 98101

PERSPECTIVE RENDERINGS

G5.01



VIEW FROM CORNER OF "SOUTH ST" & 132ND LOOKING NORTH



AERIAL PERSPECTIVE LOOKING NORTHWEST

1402 Third Avenue, Suite 1000 Seattle, WA 98101

PERSPECTIVE RENDERINGS

G5.02



ELEVATION PERSPECTIVE ALONG 132ND - MID DAY



ELEVATION PERSPECTIVE ALONG 132ND - DUSK